

HERITAGE IMPACT ASSESSMENT

location	33 Wilshaw Mill Road Wilshaw Holmfirth HD9 4EB.
application	Erection of Single Storey Rear Extension
client/applicant	Mr & Mrs G Heppenstall
job number	21/674
date	August 2021

Ltd
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INTRODUCTION

This Heritage Impact Assessment forms part of the application seeking planning and conservation area consent for the erection of a single storey extension to the existing detached dwelling.

The application comprises;

- Completed application form
- OS Location Plan
- OS Existing Block Plan
- Existing Plans and Elevations
- Proposed Plan and Elevations
- Proposed Block Plan
- This Statement

The host property, 33 Wilshaw Mill Road is situated within the Wilshaw Conservation area.

The property is one of 5 within a small hamlet accessed via a private, dead end, drive off Wilshaw Mill Road.

The property is not listed or close to any listed buildings. The nearest listed buildings are the Almshouses to the North of the hamlet.

The hamlet is a modern residential development dating back to the early 1990's.

PROPOSALS

The proposal is to extend the living accommodation with a modest single storey rear extension and to carry out minor associated alterations to the host dwelling.

The proposed extension seeks to be subservient to the original property and integrate existing design features such as a gabled roof, water tabling and corbels.

The walls will be built using natural coursed stone to replicate the existing host property to ensure a sympathetic appearance.

The principle, front elevation, is unaffected by the proposals.

ASSESSMENT

We contend this proposal has no negative impact on the listed buildings within the Wilshaw conservation area or indeed the conservation area itself.

The provision of additional living space will provide for the growing family and make the most of the rural setting with panoramic views to the rear.

CONCLUSION

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.